

# Bonaire

## Referens 121365



PORTA MALLORQUINA®

Your home. Our passion.

## Luxurious villa in Bonaire, Alcudia with pool, garage, and sea views - your dream home in Mallorca

Byggyta:	400 m <sup>2</sup>	Pool:	✓
Tomt:	1.260 m <sup>2</sup>	Energicertifikat:	e
Sovrum:	3		
Badrum:	3		
Havsutsikt:	✓	<b>Pris:</b>	<b>€ 1.800.000,-</b>



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### Detaljer:

This exquisite villa is offered for sale in the desirable residential area of Bonaire, Alcudia and exudes great charm and character. It offers a pool, a garage and lovely sea views, and can be purchased together with 2 additional building plots if required.

The residence boasts unique features including antique wooden doors from historic Mallorcan properties, rounded wooden beams made from telegraph poles from Catalonia, a fireplace in the distinctive Ibiza-Mexican style, and meticulously laid tile floors with hand-made terracotta tiles.

The entire ground floor is fitted with underfloor heating, the first floor is equipped with radiators, and the property also has hot/cold air conditioning so that pleasant temperatures are assured all year round.

The living area is cleverly designed and includes a large entrance hall, a well-equipped kitchen with adequate storage space, and a practical laundry area with access to the side garden. Large windows and double-height ceilings in the spacious, open dining area provide ample natural light, creating the perfect setting for unforgettable memories.

On the ground floor is a bedroom with en-suite bathroom, a guest WC, and a garage with a charming wine cellar. The pleasant living room, complete with cosy fireplace, seamlessly connects to the breathtaking garden where an elegant, oval pool awaits with an impressive area of 60 sqm.

The first floor houses two bedrooms, each with en-suite bathroom and a balcony overlooking the garden. Here there is also a further terrace offering wonderful views as far as the sea.

Adjoining the villa 2 additional building plots are available for purchase. Both have an area of 400 sqm and are offered for sale at € 200,000 each.

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### Läge & omgivningar:

The region around Alcudia is geographically a peninsula. Bonaire, located with the nearby resorts of Mal Pas, Manresa and Barcarés on the north side of the peninsula, is a very green and peaceful residential area, which has emerged in three different phases of construction and with long-established villas in first line to a new residential area on the upper part of the slope with beautiful landscaping and sea views, has something to offer for all interested buyers. Alcudia, with all kinds of shops and complete infrastructure, is just 5 minutes by car.

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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A más eficiente		
B		
C		
D	132.30	
E		41.60
F		
G menos eficiente		

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